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SALES & LETTINGS

Burton Terrace, Uttoxeter, Staffordshire, ST14 7AD

Asking Price £210,000

https://www.abodemidlands.co.uk

Abode Estate Agents are delighted to bring to the market this immaculately presented mid-terrace home. Ideally suited to first-time buyers, the property offers stylish and move-in-ready accommodation comprising a lounge, dining room, kitchen and guest cloakroom, with two bedrooms and a refitted bathroom to the first floor.

Externally, the home benefits from spacious rear gardens, along with a driveway to the rear providing off-road parking for two vehicles, also fitted with an EV charging point. Conveniently located within easy reach of the market town of Uttoxeter, the property enjoys excellent access to local amenities, transport links and commuter routes, with internal inspection highly recommended.

Viewing by appointment only.

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Dining Room

The property is entered via a composite front entrance door into the dining room, which benefits from a UPVC double-glazed window to the front elevation. The room features a central heating radiator and master telephone point, and provides access to the lounge via an internal sliding door.

Lounge

Positioned to the rear of the property, the lounge enjoys a UPVC double-glazed window overlooking the garden and features a central heating radiator. A bespoke focal fireplace with a timber Adam-style surround adds character to the room. The staircase rises to the first-floor landing and houses the electrical consumer unit, with a useful under-stairs storage cupboard. An internal sliding door provides access to the kitchen.

Kitchen

The kitchen benefits from two UPVC double-glazed windows to the side elevation and is fitted with a range of matching base and eye-level storage cupboards and drawers, complemented by wood-block drop-edge preparation work surfaces. Integrated appliances include a four-ring stainless steel gas hob with matching extractor hood, oven and grill, along with a composite sink and drainer with mixer tap. There is plumbing and space for freestanding and under-counter white goods, a central heating radiator, smoke alarm, and a UPVC double-glazed door providing direct access to the rear garden. An internal sliding door leads to the cloakroom WC.

Cloakroom/W.C.

The cloakroom is fitted with a UPVC double-glazed frosted window to the rear elevation and comprises a low-level WC with continental flush, floating wash hand basin with mixer tap and tiled splashback, and a central heating radiator. The room also houses the central heating combination gas boiler.

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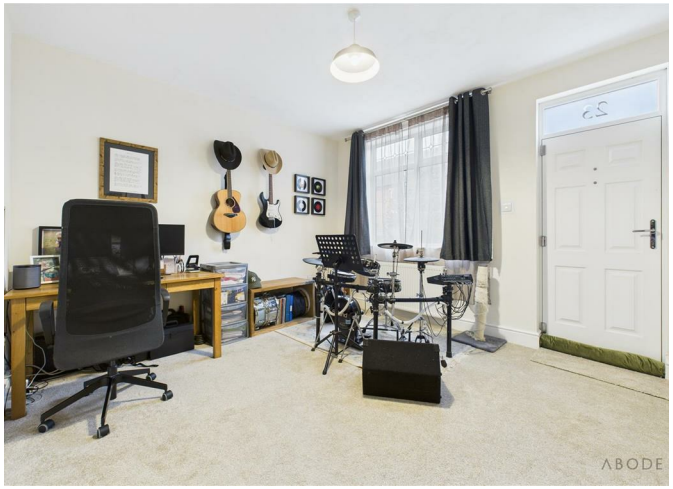
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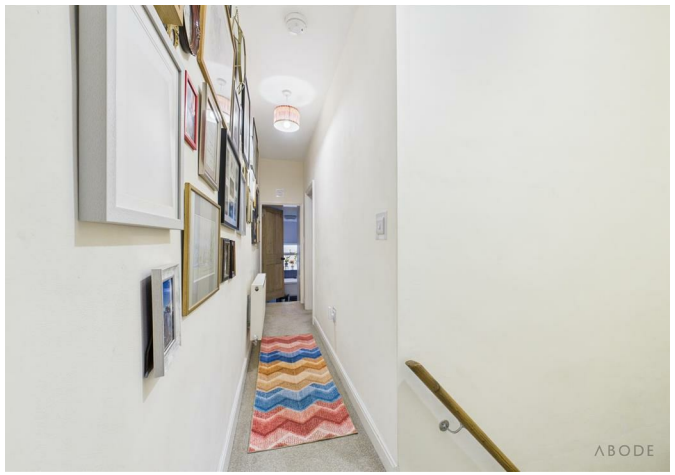

Landing

The landing provides access to the loft space via a loft hatch and features a central heating radiator. Internal sliding doors lead to the first-floor accommodation.

Bedroom One

The principal bedroom benefits from a UPVC double-glazed window to the front elevation and a central heating radiator. A useful built-in over-stairs wardrobe provides hanging space, and a staircase rises from the room to the attic space.

Bedroom Two

A second double bedroom with a UPVC double-glazed window to the rear elevation, central heating radiator, and a feature fireplace.

Bathroom

The family bathroom features a UPVC double-glazed frosted window to the rear elevation and is fitted with an impressive four-piece suite comprising a low-level WC, freestanding roll-top bath, vanity wash hand basin with chrome mixer tap and tiled splashback, and a double walk-in shower cubicle with waterfall showerhead. Complementary tiling is provided to both floor and wall coverings, with additional features including central heating radiators and an extractor fan.

Outside

To the front of the property there is a gravelled and hard-landscaped area with established planting, enclosed by metal fencing and gate, with a shared pedestrian pathway providing access to Gas Street. To the rear, the garden features a lawned area with planted borders, complemented by hard landscaping and enclosed by brick and timber boundaries. A timber garden shed provides useful storage, while a driveway to the rear offers off-road parking for two vehicles.

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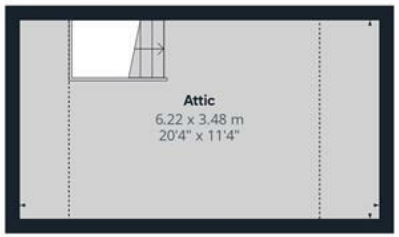
Floor 0

Floor 1



Floor 2

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Approximate total area(1)

96.2 m²

1035 ft²

Reduced headroom

7.5 m²

81 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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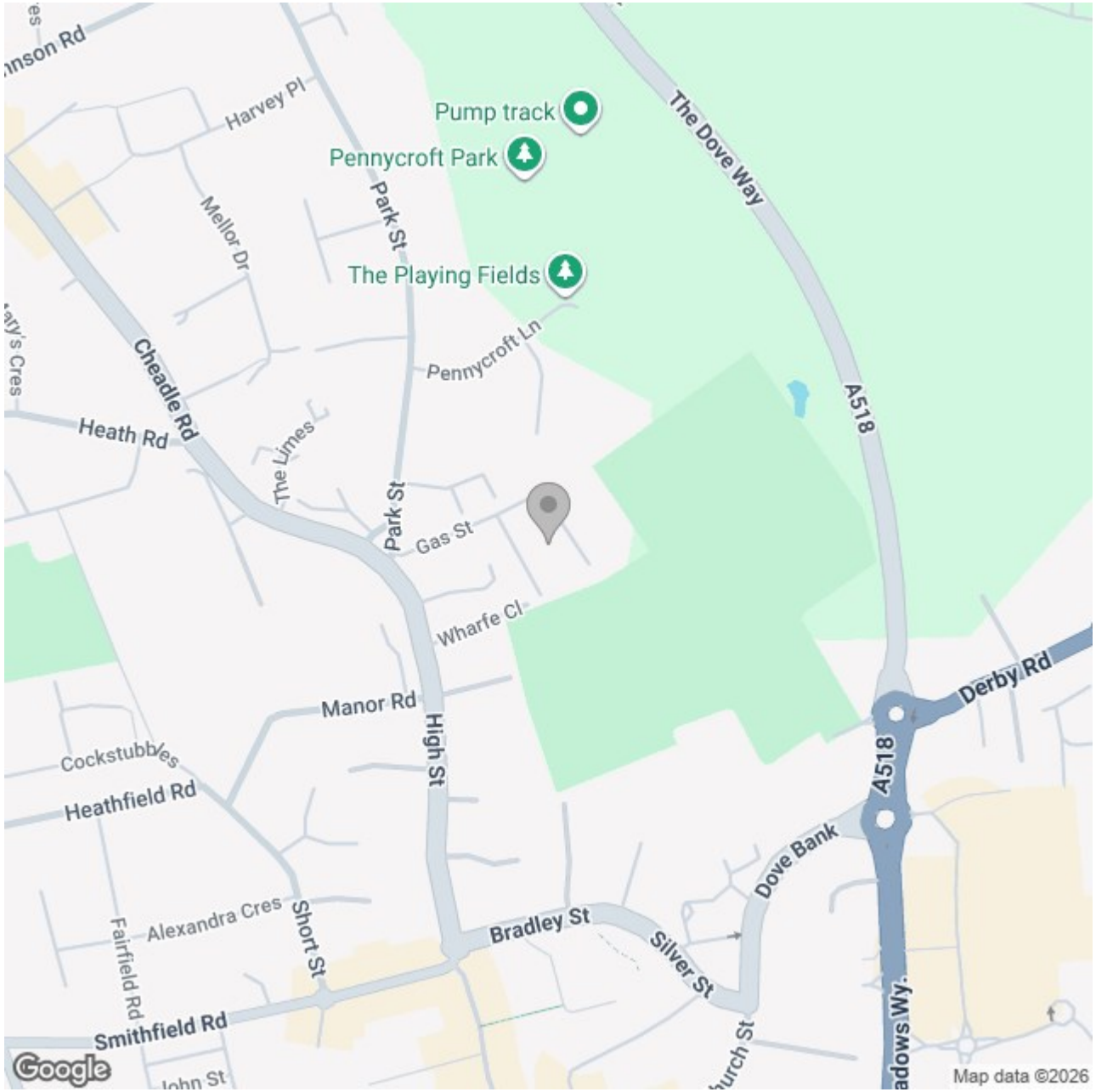

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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